



The Real Estate ANALYST

MARCH 31
1959

Volume XXVIII

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Number 13

Real Estate Economists, Appraisers and Counselors

COMPARISON OF ECONOMIC CONDITIONS BY CITIES

THE charts on the following pages compare economic conditions in 96 cities in the United States. In each of these cities a comparison is made of the last quarter of 1958 with the last quarter of 1957.

The factors compared are real estate activity, mortgage activity, residential construction, bank debits to individual accounts, employment, wages, and department store sales. The percentage change is shown in figures; the red bars indicate a decrease and the blue bars represent an increase.

The fact that a city is up or down from a year ago can often be traced to a change in local conditions rather than reflecting minor national movements.

REAL ESTATE ACTIVITY: There are real estate figures on 84 cities. In 71 of these cities, real estate activity was higher in the fourth quarter of 1958 in comparison with the corresponding period of a year ago; 12 cities showed a decrease and 1 remained unchanged. The cities with the biggest increases in real estate activity were Jacksonville, Florida; Salt Lake City, Utah; Chattanooga, Tennessee; Nashville, Tennessee; and Des Moines, Iowa. The cities making the poorest showing were Lowell, Massachusetts; San Antonio, Texas; Portland, Oregon; Fort Worth, Texas; and Miami, Florida. The median increase in the 71 cities was 14.3%.

MORTGAGE ACTIVITY: There are mortgage activity figures on 82 cities. In 79 of these cities, mortgage activity was higher in the fourth quarter of 1958 in comparison with the corresponding period of a year ago, and 3 cities showed a decrease. The cities with the highest percentage increase in mortgage activity were Seattle, Washington; Salt Lake City, Utah; Tucson, Arizona; San Diego, California; and Portland, Oregon. The 3 cities showing a decrease in mortgage activity were Lowell, Massachusetts; Worcester, Massachusetts; and Little Rock, Arkansas. The median increase in the 79 cities was 18.7%.

RESIDENTIAL CONSTRUCTION: We have figures on all 96 cities on the volume of residential construction. In 81 of these cities, residential construction was higher in the fourth quarter of 1958 than it was in the corresponding
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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
AKRON	+10.5 REAL ESTATE			
	+6.5 MORTGAGES			
	+11.4 CONSTRUCTION			
	+1.1 BANK DEBITS			
	-10.4 EMPLOYMENT			
	+4.3 WAGES			
	-2.0 DEPT. STORE SALES			
ALLENTOWN	+18.9 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	+10.0 CONSTRUCTION			
	-2.0 BANK DEBITS			
	-7.0 EMPLOYMENT			
	-0.5 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
ATLANTA	+9.5 REAL ESTATE			
	+20.6 MORTGAGES			
	+71.1 CONSTRUCTION			
	+8.9 BANK DEBITS			
	-1.6 EMPLOYMENT			
	+1.5 WAGES			
	+3.9 DEPT. STORE SALES			
BALTIMORE	-0.4 REAL ESTATE			
	+10.8 MORTGAGES			
	+10.4 CONSTRUCTION			
	+0.7 BANK DEBITS			
	-1.5 EMPLOYMENT			
	+4.7 WAGES			
	+5.0 DEPT. STORE SALES			
BINGHAMTON	+6.0 REAL ESTATE			
	+11.9 MORTGAGES			
	+50.7 CONSTRUCTION			
	+4.9 BANK DEBITS			
	-5.5 EMPLOYMENT			
	+3.2 WAGES			
	0.0 DEPT. STORE SALES		NO CHANGE	
BIRMINGHAM	+12.3 REAL ESTATE			
	+24.7 MORTGAGES			
	+46.3 CONSTRUCTION			
	+6.4 BANK DEBITS			
	+1.6 EMPLOYMENT			
	+4.3 WAGES			
	+3.0 DEPT. STORE SALES			
BOSTON	+27.0 REAL ESTATE			
	+16.6 MORTGAGES			
	+16.3 CONSTRUCTION			
	+5.5 BANK DEBITS			
	-1.7 EMPLOYMENT			
	+4.6 WAGES			
	+8.8 DEPT. STORE SALES			

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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
BRIDGEPORT	+7.3 REAL ESTATE			
	+20.8 MORTGAGES			
	-1.2 CONSTRUCTION			
	-3.4 BANK DEBITS			
	-7.0 EMPLOYMENT			
	+4.7 WAGES			
BUFFALO	-2.7 DEPT. STORE SALES			
	-4.4 REAL ESTATE			
	+2.7 MORTGAGES			
	-13.2 CONSTRUCTION			
	-6.0 BANK DEBITS			
	-8.8 EMPLOYMENT			
CHATTANOOGA	+4.3 WAGES			
	-2.4 DEPT. STORE SALES			
	+36.1 REAL ESTATE			
	+21.2 MORTGAGES			
	+66.1 CONSTRUCTION			
	+14.8 BANK DEBITS			
CHICAGO	-2.1 EMPLOYMENT			
	+3.6 WAGES			
	+8.9 DEPT. STORE SALES			
	+5.9 REAL ESTATE			
	+23.1 MORTGAGES			
	+43.5 CONSTRUCTION			
CINCINNATI	+6.3 BANK DEBITS			
	-5.0 EMPLOYMENT			
	+4.7 WAGES			
	+3.0 DEPT. STORE SALES			
	+18.2 REAL ESTATE			
	+25.0 MORTGAGES			
CLEVELAND	+36.9 CONSTRUCTION			
	+5.3 BANK DEBITS			
	-4.0 EMPLOYMENT			
	+5.2 WAGES			
	0.0 DEPT. STORE SALES		NO CHANGE	
	+4.9 REAL ESTATE			
COLUMBUS, OHIO	+10.1 MORTGAGES			
	+23.3 CONSTRUCTION			
	-3.4 BANK DEBITS			
	-12.1 EMPLOYMENT			
	+4.0 WAGES			
	+0.7 DEPT. STORE SALES			
	+21.1 REAL ESTATE			
	+18.2 MORTGAGES			
	+67.3 CONSTRUCTION			
	+6.9 BANK DEBITS			
	-11.5 EMPLOYMENT			
	+3.1 WAGES			
	+3.7 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
CORPUS CHRISTI	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	+4.2 CONSTRUCTION			
	+1.6 BANK DEBITS			
	+1.2 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	+1.0 DEPT. STORE SALES			
DALLAS	+23.5 REAL ESTATE			
	+31.1 MORTGAGES			
	+60.4 CONSTRUCTION			
	+10.3 BANK DEBITS			
	-4.6 EMPLOYMENT			
	+1.6 WAGES			
	+2.7 DEPT. STORE SALES			
DAVENPORT	+16.2 REAL ESTATE			
	+26.0 MORTGAGES			
	+48.1 CONSTRUCTION			
	+6.5 BANK DEBITS			
	-3.8 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		
DAYTON	+27.5 REAL ESTATE			
	+28.8 MORTGAGES			
	+115.1 CONSTRUCTION			
	+3.3 BANK DEBITS			
	-9.7 EMPLOYMENT			
	+4.6 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
DENVER	+21.0 REAL ESTATE			
	+16.1 MORTGAGES			
	+21.7 CONSTRUCTION			
	+9.9 BANK DEBITS			
	-0.2 EMPLOYMENT			
	+5.6 WAGES			
	+5.7 DEPT. STORE SALES			
DES MOINES	+35.5 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	+71.2 CONSTRUCTION			
	+9.5 BANK DEBITS			
	-1.6 EMPLOYMENT			
	+3.5 WAGES			
	+6.3 DEPT. STORE SALES			
DETROIT	+10.9 REAL ESTATE			
	+26.8 MORTGAGES			
	+61.4 CONSTRUCTION			
	-6.0 BANK DEBITS			
	-12.0 EMPLOYMENT			
	+5.1 WAGES			
	-1.6 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
DULUTH	+6.8 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	-23.1 CONSTRUCTION			
	-7.0 BANK DEBITS			
	-5.7 EMPLOYMENT			
	+7.3 WAGES			
ELIZABETH	+2.4 DEPT. STORE SALES			
	+3.0 REAL ESTATE			
	+8.8 MORTGAGES			
	-39.3 CONSTRUCTION			
	+5.2 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
EL PASO	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		
	REAL ESTATE	NOT AVAILABLE		
	+36.7 MORTGAGES			
	+70.3 CONSTRUCTION			
	+10.7 BANK DEBITS			
EVANSVILLE	+3.8 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	+5.3 DEPT. STORE SALES			
	+7.1 REAL ESTATE			
	+17.2 MORTGAGES			
	+36.7 CONSTRUCTION			
FALL RIVER	+1.3 BANK DEBITS			
	-5.3 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-6.0 DEPT. STORE SALES			
	+6.3 REAL ESTATE			
	+1.0 MORTGAGES			
FLINT	-3.5 CONSTRUCTION			
	+4.9 BANK DEBITS			
	-0.4 EMPLOYMENT			
	+4.1 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
	+7.8 REAL ESTATE			
FORT WAYNE	+10.4 MORTGAGES			
	+57.1 CONSTRUCTION			
	+4.7 BANK DEBITS			
	-20.8 EMPLOYMENT			
	+4.7 WAGES			
	-0.3 DEPT. STORE SALES			
	+21.3 REAL ESTATE			
	+29.8 MORTGAGES			
	+96.3 CONSTRUCTION			
	+5.6 BANK DEBITS			
	-7.3 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-0.6 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
FORT WORTH	-7.6 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	+78.1 CONSTRUCTION			
	+11.7 BANK DEBITS			
	-2.6 EMPLOYMENT			
	+7.9 WAGES			
	+7.3 DEPT. STORE SALES			
FRESNO	REAL ESTATE	NOT AVAILABLE		
	+21.6 MORTGAGES			
	+55.3 CONSTRUCTION			
	+1.5 BANK DEBITS			
	+8.2 EMPLOYMENT			
	+5.3 WAGES			
	+7.1 DEPT. STORE SALES			
GALVESTON	REAL ESTATE	NOT AVAILABLE		
	+18.0 MORTGAGES			
	+11.1 CONSTRUCTION			
	-5.0 BANK DEBITS			
	-3.6 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		
GARY	+11.9 REAL ESTATE			
	+18.5 MORTGAGES			
	+50.7 CONSTRUCTION			
	+3.1 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	+30.0 DEPT. STORE SALES			
GRAND RAPIDS	+13.3 REAL ESTATE			
	+30.3 MORTGAGES			
	+25.7 CONSTRUCTION			
	+4.0 BANK DEBITS			
	-5.8 EMPLOYMENT			
	+2.8 WAGES			
	+1.0 DEPT. STORE SALES			
HARTFORD	+2.0 REAL ESTATE			
	+11.5 MORTGAGES			
	+42.1 CONSTRUCTION			
	+1.2 BANK DEBITS			
	-1.4 EMPLOYMENT			
	+5.9 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
HOLYOKE	-0.5 REAL ESTATE			
	+4.6 MORTGAGES			
	-9.1 CONSTRUCTION			
	+11.4 BANK DEBITS			
	-2.2 EMPLOYMENT			
	+3.3 WAGES			
	+9.5 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
HOUSTON	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	+58.7 CONSTRUCTION			
	+2.9 BANK DEBITS			
	-6.4 EMPLOYMENT			
	+1.4 WAGES			
INDIANAPOLIS	-2.0 DEPT. STORE SALES			
	+10.0 REAL ESTATE			
	+29.6 MORTGAGES			
	+14.2 CONSTRUCTION			
	+9.8 BANK DEBITS			
	-4.7 EMPLOYMENT			
JACKSONVILLE	WAGES	NOT AVAILABLE		
	+1.9 DEPT. STORE SALES			
	+36.8 REAL ESTATE			
	+32.8 MORTGAGES			
	-21.4 CONSTRUCTION			
	+10.8 BANK DEBITS			
JERSEY CITY	-1.3 EMPLOYMENT			
	+2.0 WAGES			
	+7.5 DEPT. STORE SALES			
	+0.9 REAL ESTATE			
	+13.2 MORTGAGES			
	+1.7 CONSTRUCTION			
KALAMAZOO	+11.6 BANK DEBITS			
	-5.4 EMPLOYMENT			
	+2.9 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
	+21.5 REAL ESTATE			
	+13.6 MORTGAGES			
KANSAS CITY, MO.	+1.2 CONSTRUCTION			
	+15.9 BANK DEBITS			
	-0.8 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-1.3 DEPT. STORE SALES			
	+22.5 REAL ESTATE			
LAWRENCE	+9.3 MORTGAGES			
	+84.8 CONSTRUCTION			
	+10.0 BANK DEBITS			
	-1.0 EMPLOYMENT			
	+4.7 WAGES			
	+7.7 DEPT. STORE SALES			
LAWRENCE	+8.5 REAL ESTATE			
	+5.1 MORTGAGES			
	+67.1 CONSTRUCTION			
	-10.0 BANK DEBITS			
	-2.0 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	DEPT. STORE SALES	NOT AVAILABLE		

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
LITTLE ROCK	+14.8 REAL ESTATE			
	-14.4 MORTGAGES			
	+40.7 CONSTRUCTION			
	+11.1 BANK DEBITS			
	+2.1 EMPLOYMENT			
	+2.5 WAGES			
	+6.0 DEPT. STORE SALES			
LOS ANGELES	+3.7 REAL ESTATE			
	+12.6 MORTGAGES			
	+5.7 CONSTRUCTION			
	+5.8 BANK DEBITS			
	+0.3 EMPLOYMENT			
	+3.7 WAGES			
	+5.7 DEPT. STORE SALES			
LOUISVILLE	+32.1 REAL ESTATE			
	+27.2 MORTGAGES			
	+99.5 CONSTRUCTION			
	+2.9 BANK DEBITS			
	-3.0 EMPLOYMENT			
	+3.3 WAGES			
	+4.6 DEPT. STORE SALES			
LOWELL	-52.8 REAL ESTATE			
	-50.5 MORTGAGES			
	+33.9 CONSTRUCTION			
	+2.6 BANK DEBITS			
	-2.1 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-2.7 DEPT. STORE SALES			
MEMPHIS	+23.5 REAL ESTATE			
	+26.6 MORTGAGES			
	+57.7 CONSTRUCTION			
	+2.4 BANK DEBITS			
	-2.2 EMPLOYMENT			
	-0.9 WAGES			
	+6.4 DEPT. STORE SALES			
MIAMI	-6.7 REAL ESTATE			
	+13.7 MORTGAGES			
	+17.6 CONSTRUCTION			
	+13.3 BANK DEBITS			
	-0.6 EMPLOYMENT			
	+4.8 WAGES			
	+1.2 DEPT. STORE SALES			
MILWAUKEE	+18.2 REAL ESTATE			
	+7.6 MORTGAGES			
	-12.0 CONSTRUCTION			
	+8.5 BANK DEBITS			
	-4.5 EMPLOYMENT			
	+3.8 WAGES			
	+0.8 DEPT. STORE SALES			

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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
MINNEAPOLIS	+24.9 REAL ESTATE			
	+30.7 MORTGAGES			
	+106.1 CONSTRUCTION			
	+8.5 BANK DEBITS			
	-1.3 EMPLOYMENT			
	+4.6 WAGES			
	+3.8 DEPT. STORE SALES			
MOBILE	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	+46.9 CONSTRUCTION			
	+0.6 BANK DEBITS			
	-4.0 EMPLOYMENT			
	-1.2 WAGES			
	+7.0 DEPT. STORE SALES			
NASHVILLE	+35.9 REAL ESTATE			
	+26.8 MORTGAGES			
	+37.8 CONSTRUCTION			
	+17.0 BANK DEBITS			
	+0.7 EMPLOYMENT			
	+5.6 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
NASSAU CO.	+10.9 REAL ESTATE			
	+26.8 MORTGAGES			
	+19.9 CONSTRUCTION			
	BANK DEBITS	NOT AVAILABLE		
	-7.7 EMPLOYMENT			
	+3.2 WAGES			
	+12.3 DEPT. STORE SALES			
NEWARK	+0.3 REAL ESTATE			
	+13.3 MORTGAGES			
	-19.1 CONSTRUCTION			
	+11.8 BANK DEBITS			
	-5.4 EMPLOYMENT			
	+2.9 WAGES			
	+0.8 DEPT. STORE SALES			
NEW HAVEN	+10.6 REAL ESTATE			
	+20.5 MORTGAGES			
	+43.7 CONSTRUCTION			
	-1.6 BANK DEBITS			
	-3.7 EMPLOYMENT			
	+4.6 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
MANHATTAN, N. Y.	REAL ESTATE	NOT AVAILABLE		
	+33.2 MORTGAGES			
	+82.7 CONSTRUCTION			
	-0.2 BANK DEBITS			
	-2.0 EMPLOYMENT			
	+3.1 WAGES			
	+2.6 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
OAKLAND	+25.9 REAL ESTATE			
	+18.7 MORTGAGES			
	+8.4 CONSTRUCTION			
	+7.5 BANK DEBITS			
	+0.3 EMPLOYMENT			
	+5.2 WAGES			
	-6.1 DEPT. STORE SALES			
OKLAHOMA CITY	+19.3 REAL ESTATE			
	+25.4 MORTGAGES			
	+83.9 CONSTRUCTION			
	+2.1 BANK DEBITS			
	-0.2 EMPLOYMENT			
	+2.3 WAGES			
	+3.3 DEPT. STORE SALES			
OMAHA	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	+74.7 CONSTRUCTION			
	+11.9 BANK DEBITS			
	-0.4 EMPLOYMENT			
	+4.9 WAGES			
	+8.3 DEPT. STORE SALES			
PHILADELPHIA	+24.0 REAL ESTATE			
	+24.1 MORTGAGES			
	+37.5 CONSTRUCTION			
	+9.6 BANK DEBITS			
	-2.2 EMPLOYMENT			
	+3.5 WAGES			
	+7.2 DEPT. STORE SALES			
PHOENIX	+25.4 REAL ESTATE			
	+34.4 MORTGAGES			
	+34.5 CONSTRUCTION			
	+14.1 BANK DEBITS			
	+6.8 EMPLOYMENT			
	+8.0 WAGES			
	+6.2 DEPT. STORE SALES			
PITTSBURGH	+2.8 REAL ESTATE			
	+11.6 MORTGAGES			
	+15.4 CONSTRUCTION			
	+2.7 BANK DEBITS			
	-6.6 EMPLOYMENT			
	+4.4 WAGES			
	+4.3 DEPT. STORE SALES			
PORTLAND ME.	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	-5.8 CONSTRUCTION			
	+5.2 BANK DEBITS			
	-1.1 EMPLOYMENT			
	+5.0 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
PORTLAND, OREG.	-19.5 REAL ESTATE			
	+37.6 MORTGAGES			
	+66.7 CONSTRUCTION			
	+11.1 BANK DEBITS			
	-0.1 EMPLOYMENT			
	+4.5 WAGES			
	+7.2 DEPT. STORE SALES			
READING	REAL ESTATE	NOT AVAILABLE		
	MORTGAGES	NOT AVAILABLE		
	+2.2 CONSTRUCTION			
	+1.7 BANK DEBITS			
	-3.5 EMPLOYMENT			
	+3.2 WAGES			
	+7.5 DEPT. STORE SALES			
RICHMOND	+15.5 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	+35.1 CONSTRUCTION			
	+20.2 BANK DEBITS			
	+1.0 EMPLOYMENT			
	+3.1 WAGES			
	+0.3 DEPT. STORE SALES			
RIVERSIDE	REAL ESTATE	NOT AVAILABLE		
	+13.7 MORTGAGES			
	+67.9 CONSTRUCTION			
	+6.6 BANK DEBITS			
	+2.0 EMPLOYMENT			
	+4.9 WAGES			
	+7.7 DEPT. STORE SALES			
ROCHESTER	+4.8 REAL ESTATE			
	+10.6 MORTGAGES			
	+81.9 CONSTRUCTION			
	+3.6 BANK DEBITS			
	-3.2 EMPLOYMENT			
	+3.6 WAGES			
	+2.6 DEPT. STORE SALES			
ST. LOUIS	+14.3 REAL ESTATE			
	+15.1 MORTGAGES			
	+66.8 CONSTRUCTION			
	+3.2 BANK DEBITS			
	-2.7 EMPLOYMENT			
	+4.5 WAGES			
	+1.8 DEPT. STORE SALES			
ST. PAUL	+14.1 REAL ESTATE			
	+18.9 MORTGAGES			
	-42.6 CONSTRUCTION			
	+10.9 BANK DEBITS			
	-1.3 EMPLOYMENT			
	+4.6 WAGES			
	+3.8 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
ST. PETERSBURG	-3.3 REAL ESTATE	NOT AVAILABLE		
	MORTGAGES			
	+3.5 CONSTRUCTION			
	+6.1 BANK DEBITS			
	+4.1 EMPLOYMENT			
	+1.0 WAGES			
	+8.5 DEPT. STORE SALES			
SALT LAKE CITY	+37.8 REAL ESTATE			
	+46.0 MORTGAGES			
	+92.0 CONSTRUCTION			
	+1.9 BANK DEBITS			
	+1.2 EMPLOYMENT			
	+2.2 WAGES			
	+2.4 DEPT. STORE SALES			
SAN ANTONIO	-30.1 REAL ESTATE	NOT AVAILABLE		
	MORTGAGES			
	+4.3 CONSTRUCTION			
	+8.4 BANK DEBITS			
	+3.8 EMPLOYMENT			
	+3.0 WAGES			
	+7.3 DEPT. STORE SALES			
SAN BERNARDINO	REAL ESTATE	NOT AVAILABLE		
	+11.5 MORTGAGES			
	+3.3 CONSTRUCTION			
	+8.8 BANK DEBITS			
	+2.0 EMPLOYMENT			
	+4.9 WAGES			
	+7.7 DEPT. STORE SALES			
SAN DIEGO	+19.0 REAL ESTATE			
	+41.1 MORTGAGES			
	+47.5 CONSTRUCTION			
	+15.3 BANK DEBITS			
	+2.4 EMPLOYMENT			
	+9.8 WAGES			
	+5.0 DEPT. STORE SALES			
SAN FRANCISCO	+23.9 REAL ESTATE			
	+28.6 MORTGAGES			
	+58.4 CONSTRUCTION			
	+8.0 BANK DEBITS			
	+0.3 EMPLOYMENT			
	+5.2 WAGES			
	+2.4 DEPT. STORE SALES			
SAN JOSE	+20.0 REAL ESTATE			
	+36.1 MORTGAGES			
	+32.0 CONSTRUCTION			
	+18.6 BANK DEBITS			
	+9.1 EMPLOYMENT			
	+6.8 WAGES			
	+11.0 DEPT. STORE SALES			

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ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
SAVANNAH	+7.6 REAL ESTATE			
	+2.8 MORTGAGES			
	+2.3 CONSTRUCTION			
	+9.2 BANK DEBITS			
	-2.0 EMPLOYMENT			
	+2.2 WAGES			
	-2.7 DEPT. STORE SALES			
SEATTLE	+30.5 REAL ESTATE			
	+57.1 MORTGAGES			
	+78.2 CONSTRUCTION			
	+5.7 BANK DEBITS			
	+2.8 EMPLOYMENT			
	+7.7 WAGES			
	+6.5 DEPT. STORE SALES			
SOUTH BEND	0.0 REAL ESTATE		NO CHANGE	
	+6.3 MORTGAGES			
	-17.5 CONSTRUCTION			
	+2.5 BANK DEBITS			
	-7.8 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	-0.7 DEPT. STORE SALES			
SPRINGFIELD, MASS.	+6.2 REAL ESTATE			
	+15.0 MORTGAGES			
	+171.6 CONSTRUCTION			
	+5.1 BANK DEBITS			
	-2.2 EMPLOYMENT			
	+3.3 WAGES			
	+9.5 DEPT. STORE SALES			
SPRINGFIELD, MO.	+19.7 REAL ESTATE			
	+17.1 MORTGAGES			
	+53.9 CONSTRUCTION			
	+12.8 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	+6.0 DEPT. STORE SALES			
SPRINGFIELD, OHIO	+5.2 REAL ESTATE			
	+20.7 MORTGAGES			
	0.0 CONSTRUCTION		NO CHANGE	
	+0.5 BANK DEBITS			
	EMPLOYMENT	NOT AVAILABLE		
	WAGES	NOT AVAILABLE		
	-2.7 DEPT. STORE SALES			
STOCKTON	REAL ESTATE	NOT AVAILABLE		
	+21.5 MORTGAGES			
	+31.9 CONSTRUCTION			
	+15.8 BANK DEBITS			
	-2.7 EMPLOYMENT			
	+4.1 WAGES			
	+14.0 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
SYRACUSE	+18.1 REAL ESTATE			
	+19.3 MORTGAGES			
	+34.5 CONSTRUCTION			
	+4.3 BANK DEBITS			
	-4.6 EMPLOYMENT			
	+4.9 WAGES			
	+C.4 DEPT. STORE SALES			
TACOMA	+15.8 REAL ESTATE			
	MORTGAGES	NOT AVAILABLE		
	+26.1 CONSTRUCTION			
	+9.4 BANK DEBITS			
	-1.8 EMPLOYMENT			
	+4.4 WAGES			
	+9.8 DEPT. STORE SALES			
TERRE HAUTE	+15.8 REAL ESTATE			
	+12.2 MORTGAGES			
	+142.9 CONSTRUCTION			
	+1.1 BANK DEBITS			
	-2.3 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	+0.5 DEPT. STORE SALES			
TOLEDO	+11.8 REAL ESTATE			
	+26.4 MORTGAGES			
	+15.9 CONSTRUCTION			
	+0.4 BANK DEBITS			
	-12.2 EMPLOYMENT			
	+2.7 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
TOPEKA	+4.5 REAL ESTATE			
	+11.4 MORTGAGES			
	-45.4 CONSTRUCTION			
	+2.1 BANK DEBITS			
	-7.6 EMPLOYMENT			
	+8.0 WAGES			
	+6.7 DEPT. STORE SALES			
TRENTON	+3.1 REAL ESTATE			
	+15.6 MORTGAGES			
	+132.7 CONSTRUCTION			
	+12.2 BANK DEBITS			
	-6.9 EMPLOYMENT			
	+1.9 WAGES			
	+5.3 DEPT. STORE SALES			
TUCSON	+22.4 REAL ESTATE			
	+44.4 MORTGAGES			
	+132.7 CONSTRUCTION			
	+18.7 BANK DEBITS			
	+6.5 EMPLOYMENT			
	WAGES	NOT AVAILABLE		
	+4.7 DEPT. STORE SALES			

ECONOMIC CONDITIONS BY CITIES

COMPARISON OF THE LAST QUARTER OF 1958 TO THE LAST QUARTER OF 1957

		DECREASE	0	INCREASE
TULSA	+14.3 REAL ESTATE			
	+15.0 MORTGAGES			
	+143.5 CONSTRUCTION			
	-1.6 BANK DEBITS			
	-4.8 EMPLOYMENT			
	+1.2 WAGES			
WACO	+15.0 DEPT. STORE SALES			
	+12.2 REAL ESTATE			
	+14.3 MORTGAGES			
	+34.7 CONSTRUCTION			
	+8.1 BANK DEBITS			
	-2.2 EMPLOYMENT			
WASHINGTON, D.C.	WAGES	NOT AVAILABLE		
	+7.3 DEPT. STORE SALES			
	-0.8 REAL ESTATE			
	+29.5 MORTGAGES			
	+51.4 CONSTRUCTION			
	+12.1 BANK DEBITS			
WATERBURY	+0.1 EMPLOYMENT			
	+3.8 WAGES			
	+8.7 DEPT. STORE SALES			
	+8.5 REAL ESTATE			
	+15.5 MORTGAGES			
	+36.8 CONSTRUCTION			
WESTCHESTER CO.	+0.7 BANK DEBITS			
	-3.7 EMPLOYMENT			
	+3.9 WAGES			
	DEPT. STORE SALES	NOT AVAILABLE		
	+9.7 REAL ESTATE			
	+19.3 MORTGAGES			
WORCESTER	+14.9 CONSTRUCTION			
	BANK DEBITS	NOT AVAILABLE		
	+1.0 EMPLOYMENT			
	+3.0 WAGES			
	+7.0 DEPT. STORE SALES			
	-1.4 REAL ESTATE			
YOUNGSTOWN	-15.9 MORTGAGES			
	-14.6 CONSTRUCTION			
	+4.7 BANK DEBITS			
	-5.9 EMPLOYMENT			
	+4.2 WAGES			
	-11.0 DEPT. STORE SALES			
	-5.2 REAL ESTATE			
	+6.1 MORTGAGES			
	+0.7 CONSTRUCTION			
	-8.0 BANK DEBITS			
	-15.1 EMPLOYMENT			
	+6.5 WAGES			
	-4.5 DEPT. STORE SALES			

(cont. from page 105)

period of a year ago; 14 showed a decrease and 1 remained unchanged. The biggest increases were registered in Springfield, Massachusetts; Tulsa, Oklahoma; Terre Haute, Indiana; Trenton, New Jersey; and Tucson, Arizona. The lowest construction volume in relationship to the corresponding period of a year ago was in Topeka, Kansas; St. Paul, Minnesota; Elizabeth, New Jersey; Duluth, Minnesota; and Jacksonville, Florida. The median increase in the 81 cities was 43.5%.

BANK DEBITS TO INDIVIDUAL ACCOUNTS: These figures are available in 94 of the 96 cities. The fourth quarter of 1958 in comparison with the fourth quarter of the preceding year showed increases in 82 cities and decreases in 12. The cities with the highest percentage of increase were Richmond, Virginia; Tucson, Arizona; San Jose, California; Nashville, Tennessee; and Kalamazoo, Michigan. The cities making the poorest showing were Lawrence, Massachusetts; Youngstown, Ohio; Duluth, Minnesota; Buffalo, New York; and Detroit, Michigan. The median increase in the 82 cities was 6.7%.

EMPLOYMENT: Figures are available on employment in 92 of the 96 cities. In 70 of these cities employment dropped in the last quarter of 1958 in comparison with the same period of a year ago, and in 22 cities it increased. The cities with the highest percentage of increase were San Jose, California; Fresno, California; Phoenix, Arizona; Tucson, Arizona; and St. Petersburg, Florida. Flint, Michigan, had the largest drop in employment, followed by Youngstown, Ohio; Toledo, Ohio; Cleveland, Ohio; and Detroit, Michigan. The median drop in the 70 cities was 3.7%.

WAGES: Wage figures are available on 78 of the 96 cities. In 75 of these cities wages were higher in the last quarter of 1958 in comparison with the corresponding period of the preceding year, and in 3 cities they were lower. The cities with the largest increases were San Diego, California; Phoenix, Arizona; Topeka, Kansas; Fort Worth, Texas; and Seattle, Washington. The three cities with a percentage drop in wages were Mobile, Alabama; Memphis, Tennessee; and Allentown, Pennsylvania. The median increase in wages in the 75 cities was 4.3%.

DEPARTMENT STORE SALES: Of the 96 cities, figures are available in 82 on department store sales. In 64 of these cities department store sales were higher in the last quarter of 1958 than they were in the corresponding quarter of 1957; in 16 cities department store sales were lower, and 2 cities remained unchanged. The cities showing the greatest gain in department store sales were Gary, Indiana; Tulsa, Oklahoma; Stockton, California; Nassau County, New York; and San Jose, California. The cities showing the greatest loss in department store sales were Worcester, Massachusetts; Oakland, California; Evansville, Indiana; and Youngstown, Ohio. The median increase in the 64 cities was 5.9%.

